



# Town Council Agenda Report

**SUBJECT:** Site Plan Modification

Application No. SP 12-3-99

Project Name: Old Navy / Tower Shoppes Modification

Location: 2100 South University Drive

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** Old Navy / Tower Shoppes Modification

**REPORT IN BRIEF:** The applicant request a site plan modification to convert the former Upton's department store within the Tower Shops Plaza into an "Old Navy" department store as well as remodeling the exterior of the plaza to include a new color scheme and architectural upgrade. The proposed change will involve the entire plaza with the exception of Home Depot which will remain as existing. The existing Uptons building elevation will be modified structurally by removing one of the tower features south of the entrance doors, reducing the roof line by 12' to match the existing roof line to the south and proposing an aluminum and glass store front with the letters of "Old Navy" across the front in place of the existing stucco facade of Uptons. There will be no other structural changes to the remainder of the center. The main color scheme will be in tones of light and dark mustard with reddish tone accent columns and tower features. A blue/green band will accent the top of the parapet along with blue accents in the building columns and blue canvas canopies on the towers. The roofing material will remain as existing with the terracotta barrel tile. **Signage will remain as existing with the exception of the Old Navy wall sign.** The letters will be back lit in blue plastic approximately 5 feet in height not to exceed the maximum 150 square feet permitted.

**PREVIOUS ACTIONS:** The original site plan for Tower Shoppes was approved in 1985.

**CONCURRENCES:** Site Plan Committee approved subject to the planning report emphasizing that the elevations needed to be revised and that the paint color numbers needed to be indicated on the elevation drawings (motion carried; 3-1, January 11, 2000 Chair Cox opposed, Wayne Arnold absent).

**RECOMMENDATION(S):** Motion to **Approve** subject to the following conditions to be satisfied prior to the issuance of a building permit.

1. Provide proposed color scheme on building elevations.
2. Providing a detail of the proposed Old Navy wall sign to include color, materials, and dimensions.

**Attachment(s):** Planning Report, Subject Site Map, Land Use Map, Aerial

**Application #:** SP 12-3-99  
Old Navy /Tower Shoppes Modification

**Item No.**

**Revisions:**

**Exhibit "A":**

**Original Report Date:** January 11, 1999

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner:**

**Name:** TRI-County Associates, Inc.

**Agent:**

**Name:** Turnberry Associates

**Address:** 19501 Biscayne Blvd. #400

**Address:** 19501 Biscayne Blvd. #400

**City:** Aventura, FL 33318

**City:** Aventura, FL 333180

**Phone:** 954-937-6200

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**BACKGROUND INFORMATION**

**Application Request:** Building modification approval

**Address/Location:** 2100 S. University Drive

**Land Use Plan Designation:** Commercial

**Zoning:** B-3 (Planned Business Center District)

**Existing Use:** Tower Shoppes retail center

**Proposed Use:** Tower Shoppes retail center

**Surrounding Land Use:**

**North:** Commercial

**South:** Commercial and multi-family residential

**East:** Single family residential

**West:** Commercial

**Surrounding Zoning:**

**North:** B-3, (Planned Business Center District)

**South:** B-2, (Planned Business District) and RM10, (Medium Density Dwelling District)

**East:** PUD, (Planned Unit District)

**West:** B-2, (Community Business District) (Old Code)

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## **ZONING HISTORY**

**Previous Requests on Same Property:** The original site plan for Tower Shoppes was approved in 1985.

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## **DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Building modification:* The applicant requests a site plan modification to convert the former Upton's department store within the Tower Shops Plaza into an "Old Navy" department store, as well as remodeling the exterior of the plaza to include a new color scheme and architectural upgrade. The proposed change will involve the entire plaza with the exception of Home Depot which will remain as existing. The existing Uptons building elevation will be modified by removing one of the tower features south of the entrance doors, reducing the roof line by 12' to match the existing roof line to the south and proposing an aluminum and glass store front with the letters of "Old Navy" across the front in place of the existing stucco facade of Uptons. There are no structural changes to the remainder of the plaza therefore it is not reflected on the construction drawing of the elevation. The main color scheme will be in tones of light and dark mustard with reddish tone accent columns and tower features. A blue/green band will accent the top of the parapet along with blue accents in the building columns and blue canvas canopies on the towers. The roofing material will remain as existing with the terracotta barrel tile.
2. *Site:* The site plan will remain as existing.
3. *Landscaping:* Landscaping will remain as existing.
4. *Signage:* Signage will remain as existing with the exception of the Old Navy wall sign. The letters will be back lit in blue plastic approximately 5 feet in height not to exceed the maximum 150 square feet permitted.

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## **Summary of Significant Development Review Agency Comments**

None

## Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area 5 which is predominantly residential use developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along University Drive and Orange Drive corridors.

**Broward County Land Use Plan:** The subject site is located within Flexibility Zone 99 of the "Davie Towne Centre Plat" with a note restricting the use to 675,000 square feet of commercial use, 80,000 square feet of office and a 550 room hotel.

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### Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Town of Davie Code requirements.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 12-3-99 subject to the conditions listed below:*

1. Provide proposed color scheme on building elevations.
  2. Providing a detail of the proposed Old Navy wall sign to include color, materials, and dimensions.
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### Site Plan Committee

**Site Plan Committee Recommendation:** Motion to recommend Approval subject to the planning report emphasizing that the elevations needed to be revised and that the paint color numbers needed to be indicated on the elevation drawings. (motion carried; 3-1, January 11, 2000 Chair Cox opposed, Wayne Arlnod absent)

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### Exhibits

1. Subject Site Map, Land Use Map, Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Item No.





